Austin's Affordability: Rates & New Directions?

High mortgage rates persist, but new construction pivots to meet demand.

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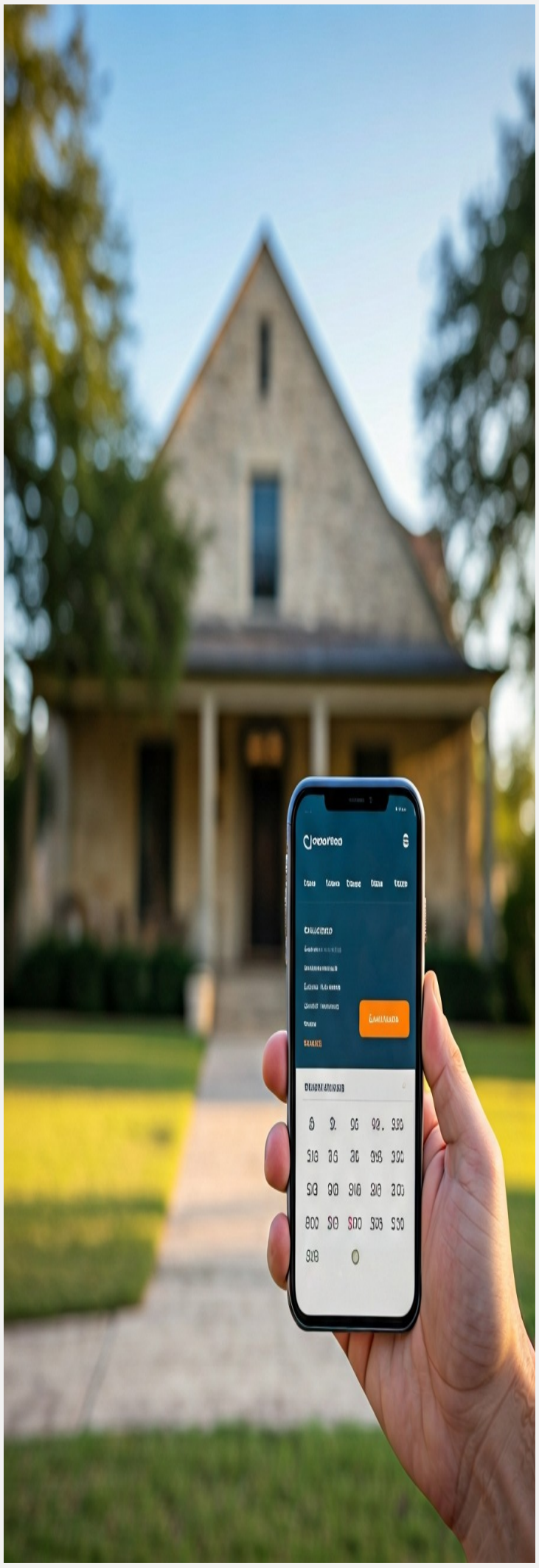
THE DATA

6.79%

30-Year Fixed Mortgage Rate

The national average for 30-year fixed mortgage rates remains elevated, impacting purchasing power.

As of July 6, 2026, the national average for a 30-year fixed refinance rate stands at 6.79%. This sustained level of interest rates continues to be a significant factor influencing housing affordability and buyer decisions across the Austin MSA.



Source: Mortgage Rates Today · Published July 06, 2026

01

Interest Rates Shape Buyer Behavior

Elevated mortgage rates are compelling buyers in the Austin market to reassess their budgets and priorities. This often translates to a search for more attainable price points or a stronger focus on new construction, where builders may offer incentives to offset financing costs.



02

Developers Innovate for Attainability

In response to market pressures, new construction in the Austin MSA is showing a distinct pivot. Developers are increasingly focusing on building smaller, more efficient homes to meet demand for affordability. New construction activity is notably outperforming resale homes in terms of speed of sale.

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